

162.0

0001

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

923,900 / 923,900

USE VALUE:

923,900 / 923,900

ASSESSED:

923,900 / 923,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
196		PARK AVE, ARLINGTON

Legal Description							User Acct
							107887
							GIS Ref
							GIS Ref
							Insp Date
							08/11/18

OWNERSHIP

Unit #:

Owner 1: MURPHY JOSEPH P JR	
Owner 2: MURPHY SUSAN B	
Owner 3:	
Street 1: 196 PARK AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: RICCI STEPHEN J-ETAL -	
Owner 2: RICCI GERALDINE R -	
Street 1: 196 PARK AVENUE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2875 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Price	Land Type
LT Factor	Base Value
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	9750	Sq. Ft.	Site	0	70.	0.62	8	Med. Tr	-5	Topo	-10	426,432	426,400
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PREVIOUS ASSESSMENT								Parcel ID	162.0-0001-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	492,400	5100	9,750.	426,400	923,900		Year end	12/23/2021
2021	101	FV	477,400	5100	9,750.	426,400	908,900		Year End Roll	12/10/2020
2020	101	FV	477,400	5100	9,750.	426,400	908,900		Year End Roll	12/18/2019
2019	101	FV	357,500	5100	9,750.	426,400	789,000	789,000	Year End Roll	1/3/2019
2018	101	FV	357,700	5100	9,750.	377,700	740,500	740,500	Year End Roll	12/20/2017
2017	101	FV	357,700	5100	9,750.	316,800	679,600	679,600	Year End Roll	1/3/2017
2016	101	FV	357,700	5100	9,750.	316,800	679,600	679,600	Year End	1/4/2016
2015	101	FV	349,000	5100	9,750.	274,100	628,200	628,200	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
RICCI STEPHEN J	40224-211		7/30/2003		650,000	No	No					
	14012-392		6/1/1980		93,500	No	No	Y				

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
10/27/2008	1349	Redo Kit	7,000							8/11/2018	Inspected	BS	Barbara S	
										6/30/2018	Missed Appt.	PH	Patrick H	
										6/7/2018	MEAS&NOTICE	CC	Chris C	
										2/28/2013	Inspected	BR	B Rossignol	
										12/29/2008	Measured	372	PATRIOT	
										4/12/2000	Inspected	276	PATRIOT	
										12/2/1999	Measured	263	PATRIOT	
										7/13/1993		SR		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION

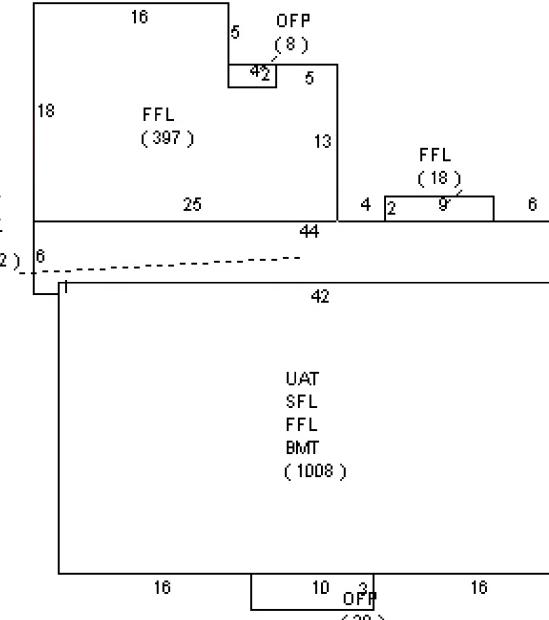
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

OF=BMT SINK.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	1 - Drywall
Partition:	25 %
Typical	
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: GD - Good

18. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

18.6 %

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.01521730

Const Adj.: 0.98990101

Adj \$ / SQ: 130.645

Other Features: 111308

Grade Factor: 1.10

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 604941

Depreciation: 112519

Depreciated Total: 492422

REMODELING**RES BREAKDOWN**

Exterior:

No Unit

RMS

BRS

FL

Interior:

1

7

3

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

Totals

1

7

3

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price